

# \$325,000 - 135, 550 Prominence Rise Sw, Calgary

MLS® #A2200278

**\$325,000**

2 Bedroom, 2.00 Bathroom, 902 sqft  
Residential on 0.00 Acres

Patterson, Calgary, Alberta

Clean and pristine! Lovely 55+ condo in quiet adult only living of Legacy Estates in Patterson. Located on main floor with one of the largest corner units! Easy access to let pets out for a walk! Wide open floor plan with no wasted space. Bright with tons of natural light fills this unit! backdrop of fully developed evergreens make it tranquil. Luxury flooring throughout, great bathrooms! great lighting. Primary bedroom with full size walk in closet. The kitchen is spacious and has room for family and friends! Nicely maintained cabinetry and abundance of counter space. Washing machine and dryer in stacked configuration, conveniently tucked away in closet near the bathroom. The 4 piece bathroom is extra large, fully accessible, has bonus linen closet and room for additional shelving if you wish. Please see the pictures of the rest of this building and its amenities. Active social community and several common areas including tv room, library, games room, gym, spare guest suite available to rent when family visit! common dining room for large community dinners, hair salon, craft room and more! It's been lovingly maintained and ready for it's new owner. This unit also comes with a titled underground heated parking stall and a titled storage unit! Enjoy the off leash dog park just a min walk from your front door! and tons of nature



walking paths! So skip, run, walk on over to call this condo your next home!

Built in 2001

### Essential Information

MLS® #	A2200278
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	902
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	135, 550 Prominence Rise Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5J1

### Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Trash, Visitor Parking, Guest Suite, Recreation Facilities
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard

Cooling	None
# of Stories	2

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Barbecue
Construction	Mixed

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	6
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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